



WORTHING BOROUGH COUNCIL

Mr Colm Mckee
CMK Planning
11 Jew Street
Brighton
BN11UT

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015
Schedule 2, Part 3, Class MA

APPLICATION NUMBER: NOTICE/0005/26

Details of Development

**APPLICATION FOR PRIOR APPROVAL FOR PROPOSED CHANGE OF USE FROM
COMMERCIAL (USE CLASS E) TO SIX SELF-CONTAINED RESIDENTIAL UNITS (USE
CLASS C3)**

Location of Development

PARKVIEW PARK ROAD WORTHING WEST SUSSEX BN11 2AP

In pursuance of their powers under the above-mentioned Act and Order the Council hereby confirm that PRIOR APPROVAL IS REFUSED for the above development, in accordance with the application and relevant correspondence registered on 10th March 2026

The reasons for the Council's decision to refuse to permit the development are stated on the schedule overleaf.

Gary peck
Planning Services Manager
19/05/2026

SCHEDULE

Reasons for Refusal

01. On the basis of the limited information available, the Local Planning Authority is not satisfied that the impact of noise and vibration disturbance has been adequately assessed or mitigated to provide a satisfactory living environment for future occupiers and is therefore contrary to policy DM5 and DM22 of the Worthing Local Plan and the relevant paragraphs of the National Planning Policy Framework.

02. In the absence of a site specific flood risk assessment to demonstrate that the proposed development and any mitigation measures would ensure that occupiers and users would remain safe from current and future flood risk for the lifetime of the development, it is not considered to adequately address issues related to flooding and is therefore contrary to policy DM20 of the Worthing Local Plan and the relevant paragraphs of the National Planning Policy Framework.

01. For the avoidance of doubt this refusal relates to the following drawings/plans:-

Reference/Drawing Number	Version	Date Rec
SITE LOCATION & BLOCK PLAN	001 REV P.A	10.03.2026
PLANNING STATEMENT		10.03.2026
EXISTING SITE PLAN	010 REV P.A	10.03.2026
EXISTING GROUND FLOOR PLAN	060 REV P.A	10.03.2026
EXISTING FIRST FLOOR PLAN	061 REV P.A	10.03.2026
EXISTING ROOF PLAN	062 REV P.A	10.03.2026
EXISTING NW ELEVATION	070 REV P.A	10.03.2026
EXISTING SOUTH ELEVATION	071 REV P.A	10.03.2026
EXISTING WEST ELEVATION	072 REV P.A	10.03.2026
EXISTING NORTH ELEVATION	073 REV P.A	10.03.2026
EXISTING A-A SECTION	080 REV P.A	10.03.2026
PROPOSED SITE PLAN	118 REV P.A	10.03.2026
PROPOSED GROUND FLOOR PLAN	120 REV P.A	10.03.2026
PROPOSED FIRST FLOOR PLAN	121 REV P.A	10.03.2026

Reference/Drawing Number	Version	Date Rec
PROPOSED ROOF PLAN	122 REV P.A	10.03.2026
PROPOSED EAST ELEVATION	200 REV P.A	10.03.2026
PROPOSED SOUTH ELEVATION	201 REV P.A	10.03.2026
PROPOSED WEST ELEVATION	202 REV P.A	10.03.2026
PROPOSED NORTH ELEVATION	203 REV P.A	10.03.2026
PROPOSED SECTION	300 REV P.A	10.03.2026

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If the decision relates to a householder application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. **Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.**
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
7. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.
8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.
9. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.